PETITION FOR ZONING VARIANCE 85-48-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a yard setback of 18' in lieu of the required 2211 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. Replacement of original deck, which was deteriorating (10 $^{\circ}$  x 16 $^{\circ}$ ) 2. The usable yardspace is limited because of an existing steep hill in the back. 3. Deck is used to provide a safe play-area for small children which do not have any other safe playground available for them because of the hilly backyard. The deck allows mother to watch the children at all times when at play.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and rest. ctions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: Robert William Carlsen (Type or Print Name) Tobert William Carlson Maria Elizabeth Carlsen Maria Elicabeth Carlse 4547 Fitch Ave. Baltimore, Md. 21236 RECEIVED Name, address and phone number of legal owner, contract purchaser or representative to be contacted  $\alpha$ ORDE Attorney's Telephone No.: \_\_\_\_\_ ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_19th\_\_\_\_\_ day of \_\_\_\_\_\_, 19\_84\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_\_ 20th day of August \_\_\_\_, 19\_84, at 10:30 o'clock Zoning Commissioner of Baltimore County. BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 PS-26 N.E., 22&23 TP-N.E. 7-F HARRY I PISTEL, P. E. DIRECTOR July 13, 1984 Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Item 344 (1983-1984) Property Owner: Robert W. Carlsen, et ux Location: S/S Fitch Avenue 375 E. from c/l Bennerton Drive Acres: Lot #1, Bk.B "Village of Hickory Hollow" 39-138 District:14th Dear Mr. Jablon: The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject Baltimore County highway and utilities improvements are not directly involved and are as secured by Public Works Agreement 147603, executed in conjunction with the development of "Village of Hickory Hollow", of which this property is a part.

Development of this property through stripping, grading and stabilization could

The Petitioner must provide necessary drainage facilities (temporary or permanent)

to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to

There is a 10-foot wide drainage and utilities easement within this property,

Very truly yours,

GILBERT S. BENSON, P.E., Asst. Chief

improper grading or improper installation of drainage facilities, would be the full

contiguous to the easternmost outline, and there is also a 10-foot wide drainage

result in a sediment pollution problem, damaging private and public holdings down-

stream of the property. A grading permit is, therefore, necessary for all grading,

RE: PETITION FOR VARIANCE S/S Fitch ave., 375' E of OF BALTIMORE COUNTY the Centerline of Bennerton Dr. (4547 Fitch Ave., 14th District : ROBERT W. CARLSEN, et ux, : Case No. 85-48-A Petitioners :::::: ENTRY OF APPEARANCE Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188 I HEREBY CERTIFY that on this 31st day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Robert W. Carlsen, 4547 Fitch Ave., Baltimore, MD 21236, Petitioners. Peter Max Zimmerman BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
10W50N, MARYLAND 21204
494-3211 NORMAN E. GERBER DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 7-12-84 Re: Zoning Advisory Meeting of 6-19-8-4 Property Owner: Robert W. Carlson, et ux Location: SIS Fitch Ave. É of Bernarten Drive The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are (X)There are no site planning factors requiring comment. )A County Review Group Meeting is required. )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. )A record plat will be required and must be recorded prior o issuance of a building permit. )The access is not satisfactory.
)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited. )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations. Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
)The amended Development Plan was approved by the Planning Board )Landscaping should be provided on this site and shown on the plan.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

ADVISORY, COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 10, 1984

COUNTY OFFICE BLDG. ill W. Chesapeake Ave. Towson. Marvland 2120

Mr. & Mrs. Robert W. Carlsen 4547 Fitch Avenue Baltimore, Maryland 21236

> RE: Case No. 85-48-A (Item No. 344)
> Petitioner - Robert W. Carlsen, et ux Variance Petition

Dear Mr. & Mrs. Carlsen:

Department of Traffic Engineering Fire Prevention Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Bureau of

The Zoning Plans Advisory Committee has reviewed the plans ubmitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability f the requested zoning.

In view of your proposal to legalize the setback of the existing rear deck, this hearing is required. As you are aware, a similar request (Case #85-47-A) for the adjacent property at 4545 Fitch Avenue will be heard immediately following your hearing.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Makelas 13. Commodurifar

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:mch

Enclosures

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

July 3, 1984

PAUL H. REINCKE

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Robert W. Carlsen, et ux

Location: S/S Fitch Ave. 375° E. from c/l Bennerton Dr.

Zoning Agenda: Meeting of 6/19/84 Item No.: 344

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown it

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

 $(\chi)$  5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time. REVIEWER: Coft Joseph Kelly 7-3-14 Approved: Llonge M Neight of Bureau

Planning Group Fire Prevention Bureau

Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON MARYLAND 2:204
LI9L-3610

Mr. William E. Hasmond, Zoning Commissioner Office of Planning and Zoning County Office Building Towers, Heryland 21204

Robert W. Carlsen, et ux

SS Fitch Avenue

Variance to permit a rear yard setback of lot in lieu of 22-1/2 Lot #1 Bk B "Village of Hickory Hollow"

All structure shall conform to the Bultimore County Building Code 1981/ Council Bill b-82 State of Maryland Code for the Handicepped and Aged;

(B) A building/and other siscellaneous permits shall be required before beginning Residential: Three sets of construction drawings are required to file a permit

application. Architect/Engineer seal is/is not required.

Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a parmit application.

E. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings paralited within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402.

P. Requested variance conflicts with the Beltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required acts of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

minimum and shall have 42" ghard rails with Sellenting on sails not less than L" apart, if the click is 30" or more white the comments reflect only on the information provided by the drawings above the ground, submitted to the office of Planning and zoning and are not intended to be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Boom \$122 See also Sect.

(Plans Review) at 111 West Cheespeaks Ave., 21204

Very truly yours,

Charles E. Burnham, Chief Plans Review

FORM 01-82

· v a

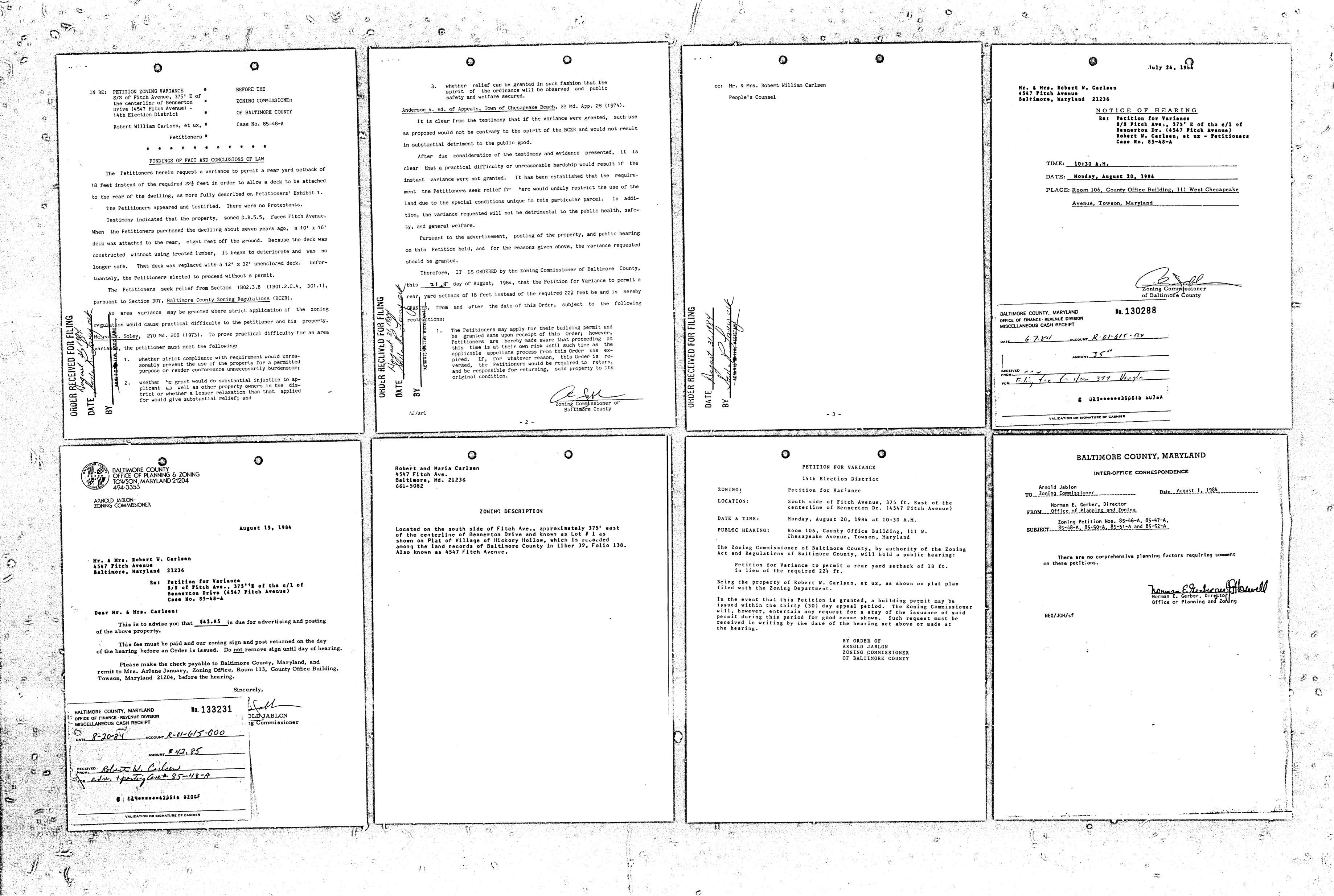
Sediment Control:

Storm Drains:

GSB:EAM:FWR:mr

including the stripping of top soil,

responsibility of the Petitioner.



JAN 25 1985

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Euilding 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this 19th day of June , 1984. Zoning Commissioner Received by: Petitioner Robert W. Carlson, et ux Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee Attorney 14th Election District

ZONING: Petition for Variance.

LOCATION: South side of Fitch Avenue, 375 ft. East of the centerline of Bennerton Dr. (4647 Fitch Avenue).

DATE & TIME: Monday, August 20, 1984 at 10:30 A.M.

PUBLIC HEARING: Reom 106.

County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltinger County, by authority of the Zoning A:t and Regulations of Baltimore.

County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 18 ft. in lieu of the required 22½ ft.

Being the property of Robert W. Carlsen, et ux, as shown on plat plan filed with the Zoning Department.

In the event that thir Petition is granted, a building perm: ay be insued within the thirty (30) a appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing **Times** Middle River, Md., 🔣 This is to Certify, That the annexed was inserted in Ole Times, a newspaper printed and published in Baltimore County, once in each successive day of weeks before the. shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. Publisher. By Order Of Arneld Jabien Zoning Commissioner
Of Baltimore County 45-48-A CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland Date of Posting... District\_\_ Posted for: Location of property Number of Signs: 85-48-A CERTIFICATE OF PUBLICATION PETITION FOR VARIANCE TOWSON, MD., \_\_\_\_\_, 1984\_ ZONING: Petition for Variance LOCATION: South side of I Fitch Avenue, 375 ft. East THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 2, , 1984. THE JEFFERSONIAN, Publisher Cost of Advertising

